

**ORDINANCE NO. 20060727-115**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5401 EAST RIVERSIDE DRIVE FROM LIMITED OFFICE (LO) DISTRICT TO LIMITED OFFICE-MIXED USE-CONDITIONAL OVERLAY (LO-MU-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from limited office (LO) district to limited office-mixed use-conditional overlay (LO-MU-CO) combining district on the property described in Zoning Case No. C14-06-0090, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 1, Block A, BTRS Addition, an addition in the City of Austin, Travis County, according to the map or plat of record in Document No. 200000053, Official Public Records of Travis County, Texas (the "Property"),

locally known as 5401 East Riverside Drive, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

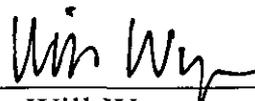
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on August 7, 2006.

**PASSED AND APPROVED**

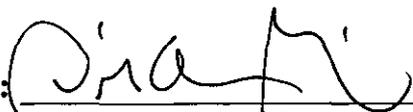
July 27, 2006

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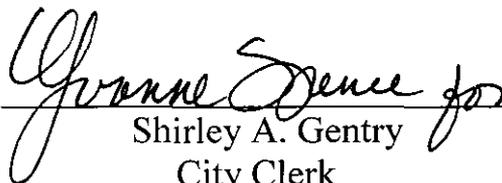
Will Wynn  
Mayor

**APPROVED:**

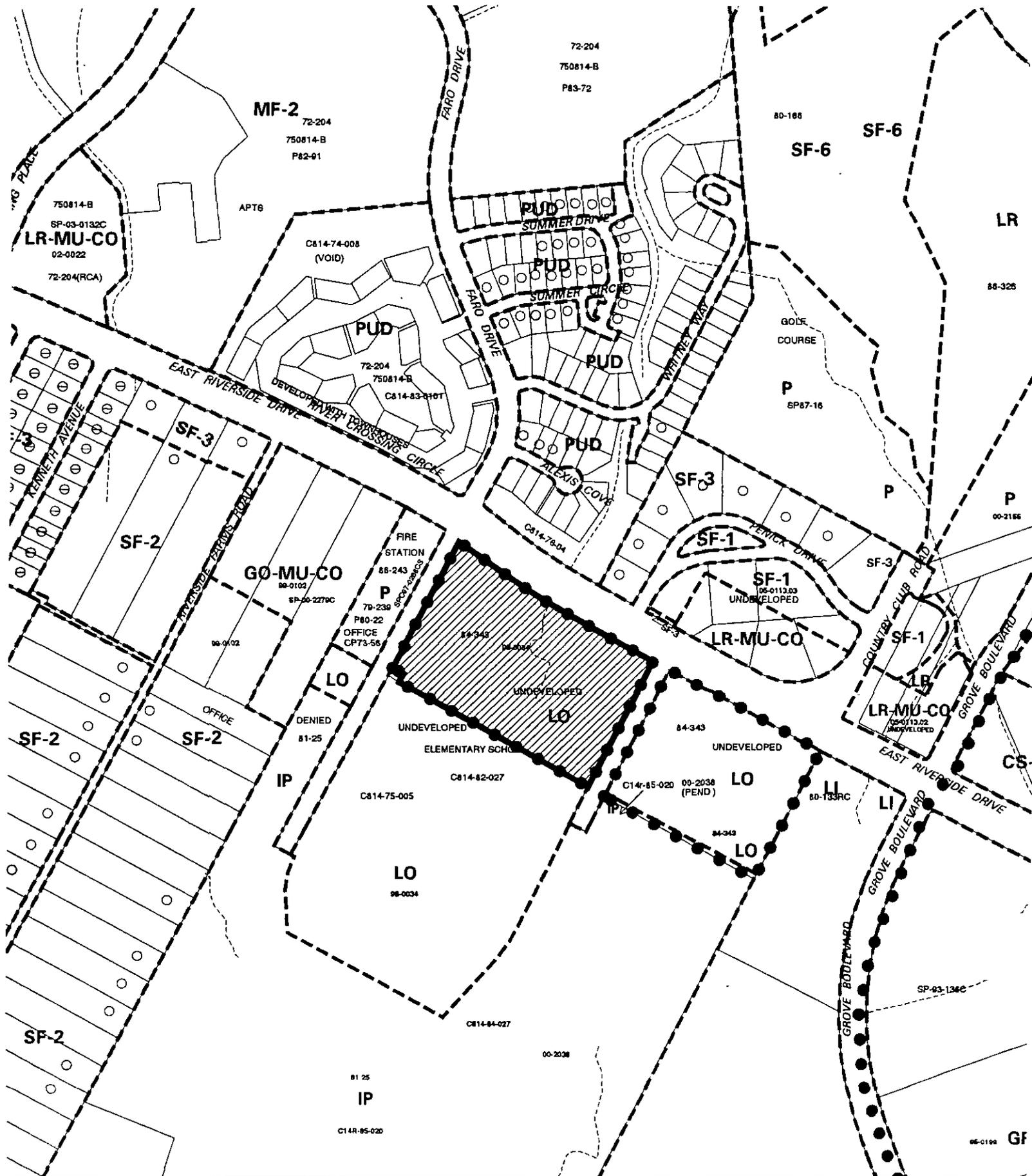


David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk



<p>1" = 400'</p>	<p>SUBJECT TRACT</p> <p>PENDING CASE</p> <p>ZONING BOUNDARY</p> <p>CASE MGR: R.HEIL</p>	<p></p> <p></p> <p></p>	<p><b>ZONING EXHIBIT 1A</b></p> <p><b>CASE #: C14-06-0090</b></p> <p><b>ADDRESS: 5401 E RIVERSIDE DR</b></p> <p><b>SUBJECT AREA (acres): 8.438</b></p>	<p><b>DATE: 06-07</b></p> <p><b>INTLS: SM</b></p>	<p><b>CITY GRID REFERENCE NUMBER</b></p> <p><b>K19</b></p>
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